

### Section 16.09.01 Purpose

The (M) Mountain Zone is established for development in mountainous areas of the County that may or may not have services readily available. Development should be in harmony with mountain settings and adverse impacts shall be mitigated. The specific intent in establishing the Mountain Zone is for the following purposes:

- (1) Provide an appropriate location within the unincorporated area for the development of resort and mountain residential dwellings in clusters.
- (2) Prevent excessive scattering of mountain dwellings, accompanied by excessively long streets, and infrastructure.
- (3) Facilitate payment for services rendered by the County for streets, fire, police, health, sanitation and other services.
- (4) Prevent soil erosion generated from excessive streets and soil displacement.
- (5) Protect the vegetation and aesthetic characteristics of the County's canyons and mountains.
- (6) Encourage the protection of wildlife, plant life and ground water.
- (7) Protect the health, safety and welfare of the residents of the County by only allowing development that will have appropriate access to and from the development and provide appropriate fire and emergency access.
- (8) Discourages developments in isolated areas of the County where essential services are not readily available and would be fiscally irresponsible and/or burdensome for the County to provide such services.